

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
May 20, 2019  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. April 15, 2019**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

18

**CONSENT - ITEMS FOR DEFERRAL**

23

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. PA-4-19      23360 Liberty Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) **Related to Case 30-19** [Application](#)

3. **Case 30-19 23360 Liberty Road** To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, on a portion of Tract B called the A. K. Browning Property. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) **Related to PA-4-19** [Application](#)
4. **PA-5-19 14001 Nicholson Drive** To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive, to the west of Memorial Tower Drive, on Tract 1-B of the Woodstock Plantation Subdivision. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
5. **PA-6-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street** To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the north side of Brightside Drive, to the east of Ward Street, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) **Related to Case 36-19** [Application](#)
6. **Case 36-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street** To rezone from Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the northwest quadrant of the intersection of Brightside Drive and Oleson Street, to the west of Nicholson Drive, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) **Related to PA-6-19** [Application](#)
7. **PA-7-19 Wiltz Ridge (11881 Perkins Road)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to SPUD-1-19** [Application](#)
8. **SPUD-1-19 Wiltz Ridge** Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to PA-7-19** [Application](#)
9. **PA-8-19 10122, 10142 Vignes Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to Clarks Ferry** [Application](#)

- 10. S-11-18      Clarks Ferry, 2<sup>nd</sup> Filing** A proposed residential subdivision located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. (Council District 9-Hudson) [Application](#)  
**Related to PA-8-19 but only requires Planning Commission action**
- 11. TA-11-19      Chapter 10, Overlays (Deferred to May 20 by the Planning Director)** To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.
- 12. TA-14-19      Chapter 7, Nonconformities** To revise Chapter 7 to simplify and standardize language.
- 13. Case 20-19      Water Campus** To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Lots 4, 6 and 7, Square 287, Suburb Gayley; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
- 14. Case 21-19      Water Campus 2** To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
- 15. Case 27-19      226 and 248 Staring Lane** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 – Freiberg) [Application](#)
- 16. Case 28-19      13213 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road, to the east of Siegen Lane, on a portion of Lot B-1-2 of Meadow Park Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 – Hudson) [Application](#)

17. **Case 29-19 17170 Perkins Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the north of Highland Road, on Lot 9-A of Highland Road Acres Subdivision. Section 56, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson) [Application](#)
18. **Case 32-19 9679 Airline Highway** To remove from the Old Hammond Highway Urban Design Overlay District (UDOD9) on property located on the northeast quadrant of the intersection of Airline Highway and Old Hammond Highway, to the north of the Interstate Highway 12, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1W, GLD, EBRP, LA (Council District 11-Watson)  
**Withdrawn by the applicant on May 3, 2019**
19. **Case 33-19 11210 Cloverland Avenue** To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)
20. **Case 34-19 5170 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on the property located the south side of Government Street, to the west of South Saint Tammany Street, on portions of Lots 30 and 31, Block 7 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole) [Application](#)
21. **Case 35-19 15062 Florida Boulevard** To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Florida Boulevard, to east of Fontainebleau Drive, on Lot Y-2, 2<sup>nd</sup> Filing, Part 3 of West River Oaks Subdivision. Section 4, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson) [Application](#)
22. **ISPUD-5-19 Highland Grove (7507 Highland Road)** Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
23. **TND-1-07 Phases 1-10, Rouzan CP Revision 7** A revision to the land use from Neighborhood Edge to Mixed Residential and the increased of low density residential units and decrease medium density residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)  
**Deferred to June 17, 2019 by the Planning Director**

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 24. TND-1-07 Phase 1C, Rouzan FDP Revision 3** A revision to an existing TND to add a monument and entry sign, and update existing conditions plan on property located south of Perkins Road, east of Glasgow Avenue, on Lots RZ-4-A, RZ-4-B, RZ-4-C, RZ-3-A and a portion of Lot RZ-3-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
- 25. TND-1-07 Phase 1D, Rouzan FDP** Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg) [Application](#)
- 26. PUD-1-19 Hollywood Heights, FDP** Proposed 45 lots with two family residential, with common open space and a community clubhouse, on property located north side of Hollywood Street, east of Plank Road, on Lots A, B, and 3-A of M.C Hausey Property and Lots 10 through 18 of the Maurice Place Subdivision. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
- 27. CUP-5-19 Geo Prep Academy New High School Building (2311 N Sherwood Forest)** Expansion of an existing religious/educational institution on property located on the west side of North Sherwood Forest Drive, and south of South Choctaw Drive, on Lots 1 and 2-B of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**